

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - VAR-23547 - VARIANCE - PUBLIC HEARING - APPLICANT: JAY DAPPER - OWNER: 2301 EAST SAHARA LLC - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 63 SPACES ARE REQUIRED on 0.71 acres at 2301 East Sahara Avenue (APN 162-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 11/07/2007

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after final agenda – Parking Analysis by Lochsa Engineering for Items 26 and 27
8. Submitted at meeting – Pamphlets by the Atomic Age Alliance for Items 26 and 27

Motion made by RICHARD TRUESDELL to Hold in Abeyance Items 26 and 27 to 10/25/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICHARD TRUESDELL, STEVEN EVANS, SAM DUNNAM, LEO DAVENPORT, BYRON GOYNES, DAVID STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 26 and 27.

DOUG RANKIN, Planning and Development Department, explained that both applications indicate that the site is being overbuilt and recommended denial.

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STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She stated the subject site is zoned C-1 as are the parcels to the east and north. She explained that the applicant proposes to demolish the older building on the site and replace it with a smaller, modern, retail shopping center. Displaying the Site Plan, she stated that the new shopping center would be an improvement to the area and would be 86 square feet larger than the existing building.

TODD FARLOW, 240 North 19th Street, agreed with staff's recommendation for denial stating there are too many uncertainties regarding the project.

MARY MARGARET STRATTON, representing Classic Las Vegas and the Atomic Age Alliance, stated that both organizations are devoted to architecture in Las Vegas. On the overhead, she displayed various photos of architectural creations in Las Vegas and noted that both groups are not anti-development and would be happy to adopt the older building being slated for demolition. MS. STRATTON offered to help educate the developer in redeveloping the building.

MS. ALLEN agreed to meet and work together with the Alliance and the architect in an effort to preserve a portion of the building. COMMISSIONER TRUESDELL thanked the applicant for offering to work with the Alliance.

COMMISSIONER EVANS concurred with COMMISSIONER TRUESDELL. He disclosed that he had discussed this project with the Alliance when it was determined that the building had not been put to better use. Although the building is in disrepair, moving the structure rather than demolishing it could be more beneficial and adaptable for the applicant. COMMISSIONER EVANS voiced his support for holding this item and encouraged the applicant to work with people concerned with the preservation of older buildings.

CHAIRMAN DAVENPORT declared the Public Hearing closed.